



21 Newland View, Epworth, DN9 1SH

- Situated in a private and peaceful cul-de-sac within the sought-after historic town of Epworth this beautifully presented detached three-bedroom home must be viewed! Located within walking distance off the town centre with excellent local amenities. The ground floor accommodation includes front porch, reception hallway, WC, living room and a modern open-plan dining kitchen that flows into the conservatory. Upstairs the first-floor landing leads to three bedrooms and a family bathroom. Externally the property has a lawned garden to the front and driveway with ample off-road parking all enclosed by a hedge boundary. A wooden side gate provides access to the rear garden which features a lawn and a patio area. There is a detached single garage with an up-and-over door with a brick-built store offering additional storage space. This home must be viewed to be fully appreciated! •
- A well presented 3-bedroom detached house - Viewing highly recommended - Front porch / Reception Hall / WC - Living room / Open plan kitchen / Conservatory - Landing / 3 bedrooms / Bathroom - Ample off-road parking - Single detached garage with store •

Price Region: £295,000

DETACHED HOUSE

FRONT PORCH Brick base with side window. Front facing bow window and side door with tiled floor. Personal door leading into: -



RECEPTION HALL Staircase leading to first floor landing and bedrooms. Tiled floor. Radiator. Built in storage cupboard with boiler and provision for washing machine.



WC Side facing window. Low level pedestal hand wash basin with splash back and WC. Tiled floor. Radiator.

LIVING ROOM 16' 5" x 11' 6" (5.016m x 3.506m) Front facing bow window. Media wall with electric fire. Television point. Radiator. Tiled floor which continues through to: -



OPEN PLAN KITCHEN 20' 7" x 7' 9" (6.281m x 2.365m) Rear facing window and patio doors opening into the conservatory. A modern fitted gloss grey kitchen with fitted base and wall units with drawers and larder storage. Worktop with turn-ups incorporating one and half stainless-steel bowl with mixer taps. Four ring gas hob with extractor fan above. Built in oven and separate grill. Integrated dishwasher and fridge freezer. Downlights. Radiators. Side personal door opening onto the drive and leading to the garage.



CONSERVATORY 9' 2" x 9' 2" (2.815m x 2.810m) Brick base wall with triple aspect windows. Side door to the patio area and garden. Laminate flooring.



LANDING Side facing window. Loft access.



BEDROOM 1 11' 11" x 11' 6" (3.646m x 3.523m) Front facing window. Television point. Radiator.



BEDROOM 2 12' 2" x 9' 6" (3.725m x 2.908m) Rear facing window. Built-in floor to ceiling wardrobes/storage. Radiator.



BEDROOM 3 8' 10" x 8' 8" (2.706m x 2.644m) Rear facing window. Wooden floor. Built-in floor to ceiling storage with sizable display shelving. Radiator.



BATHROOM 12' 1" x 8' 7" (3.697m x 2.621m) L-shaped bathroom with front facing window. Low level pedestal hand wash basin, WC and bidet. Bath with shower over and side screen. Partially tiled walls. Two built in storage cupboards. Laminate flooring. Radiator.



OUTSIDE Externally the property has a lawned garden to the front and driveway with ample off-road parking all enclosed by a hedge boundary. A wooden side gate provides access to the rear garden which features a lawn and a patio area. There is a detached single garage with an up-and-over door with a brick-built store offering additional storage space. Outside lighting and tap.



SERVICES: Mains water, electricity, drainage and gas
LOCAL AUTHORITY: North Lincolnshire Council
COUNCIL TAX: Band: C
TENURE: Freehold assumed
VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236